Carine Thoniel
IMMOBILIER

GRIMAUD

VILLA FOR SALE IN A PRIVATE ESTATE OF GRIMAUD WITHIN WALKING DISTANCE OF THE BEACHES

1 290 000 €

Ref. RO3192

Description

For sale in our agency Carine Thoniel Immobilier villa of almost 110 m2 on a beautiful 1750 m2 plot in Grimaud, in a secure estate with pedestrian access to the beach.

This south-facing, bungalow house built in the 70s is in very good condition and has retained all the original fixtures and fittings and decoration.

It comprises a living room with fireplace, a fitted kitchen, a pantry, 3 bedrooms, one of which is small, a bathroom, a shower room, 2 wc, a cellar and a garage. Possibility of extension subject to administrative authorizations. Very pleasant terrace overlooking the lush, wooded garden. The property benefits from the residence's top-of-the-range amenities, including access to the communal swimming pool, caretaker, private beach with sun loungers, pontoon for boats and restaurant.

Key Features

- City : Grimaud
- Living area : 110 m²
- Land area : 1 754 m²
- Exposition : South
- View : Unobstructed - Garden
- Floor : Single-storey
- Rooms : 4
- Built in 1969
- Property tax : 1 733 €
- Price: 1 290 000 €

Energy consumption
Energy rating 397 kWhEP / m².an (F) - Climate class 100 kg CO2 / m².an (F)
Estimated annual energy costs for standard use, based on 2023 energy prices: 4930 € ~ 6760 €
Information on the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

Fees charged to the seller -   Number of lots in the co-ownership: 155 -   Average amount of the current expense share: 1800 € / yearly
You can consult our fee schedule on our website or by clicking on the link opposite

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Benefits

- Well drilling
- Fireplace
- Electric gate
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- Irrigation sprinkler
- Outdoor lighting
- Heating : Fuel oil
- Sanitation : Main drainage

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